

Energy performance certificate (EPC)

13, Suffolk Avenue BELFAST BT11 9JS	Energy rating E	Valid until: 28 June 2022
		Certificate number: 0968-2977-0310-9892-7391

Property type
Semi-detached house

Total floor area
109 square metres

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 c
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Pitched, insulated (assumed)	Good
Roof	Roof room(s), insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Good
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	No low energy lighting	Very poor
Floor	Suspended, no insulation (assumed)	N/A
Floor	Suspended, limited insulation (assumed)	N/A
Secondary heating	Portable electric heaters (assumed)	N/A

Primary energy use

The primary energy use for this property per year is 275 kilowatt hours per square metre (kWh/m²).

► [What is primary energy use?](#)

Additional information

Additional information about this property:

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential to be D.

Properties are rated in a scale from A to G based on how much carbon dioxide (CO₂) they produce.

Properties with an A rating produce less CO₂ than G rated properties.

An average household produces

6 tonnes of CO₂

This property produces

7.1 tonnes of CO₂

This property's potential production

4.8 tonnes of CO₂

By making the [recommended changes](#), you could reduce this property's CO₂ emissions by 2.3 tonnes per year. This will help to protect the environment.

Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from E (51) to C (69).

► [What is an energy rating?](#)



Recommendation 1: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost

£15 - £30

Typical yearly saving

£30

Potential rating after carrying out recommendation 1

52 | E

Recommendation 2: Low energy lighting

Low energy lighting

Typical installation cost

£50

Typical yearly saving

£43

Potential rating after carrying out recommendations 1 and 2

53 | E

Recommendation 3: Hot water cylinder thermostat

Hot water cylinder thermostat

Typical installation cost

£200 - £400

Typical yearly saving

£38

Potential rating after carrying out recommendations 1 to 3

55 | D

Recommendation 4: Heating controls (room thermostat and TRVs)

Heating controls (room thermostat and TRVs)

Typical installation cost

£350 - £450

Typical yearly saving

£92

Potential rating after carrying out recommendations 1 to 4

61 | D

Recommendation 5: Floor insulation

Floor insulation

Typical installation cost

£800 - £1,200

Typical yearly saving

£40

Potential rating after carrying out recommendations 1 to 5

63 | D

Recommendation 6: Replace boiler with new condensing boiler

Condensing boiler

Typical installation cost

Â£2,200 - Â£3,000

Typical yearly saving

£116

Potential rating after carrying out recommendations 1 to 6

69 | C

Recommendation 7: Solar water heating

Solar water heating

Typical installation cost

Â£4,000 - Â£6,000

Typical yearly saving

£52

Potential rating after carrying out recommendations 1 to 7

71 | C

Recommendation 8: Solar photovoltaic panels, 2.5 kWp

Solar photovoltaic panels

Typical installation cost

Â£9,000 - Â£14,000

Typical yearly saving

£209

Potential rating after carrying out recommendations 1 to 8

79 | C

Paying for energy improvements[Find energy grants and ways to save energy in your home. \(https://www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)**Estimated energy use and potential savings**

Estimated yearly energy cost for this property

£1394

Potential saving

£501

The estimated cost shows how much the average household would spend in this property for heating, lighting and hot water. It is not based on how energy is used by the people living at the property.

The estimated saving is based on making all of the recommendations in [how to improve this property's energy performance](#).

Heating use in this property

Heating a property usually makes up the majority of energy costs.

Potential energy savings by installing insulation

The assessor did not find any opportunities to save energy by installing insulation in this property.

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

John Toner

Telephone

02890 30 90 40

Email

john@mcgranaghanestateagents.com

Accreditation scheme contact details

Accreditation scheme

BRE

Assessor ID

BREC201682

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration

No related party

Date of assessment

13 September 2012

Date of certificate

29 June 2012

Type of assessment

► [RdSAP](#)

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.